

**RESOLUTION 16-R-PS-09** to adopt a Plan of Services for approximately 16.5 acres along West Thompson Lane, Jordan Family General Partnership and Mr. John Massey, applicants. [2015-509]

**WHEREAS**, the Owner(s) of the territory identified on the attached map as the "Area to be Annexed" have either petitioned for annexation or given written consent to the annexation of such territory; and

**WHEREAS**, a proposed Plan of Services for such territory was prepared and published as required by T.C.A. §6-51-102 and T.C.A. §6-51-104; and

**WHEREAS**, the proposed Plan of Services was submitted to the Murfreesboro Planning Commission on February 3, 2016 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council;

**WHEREAS**, a Public Hearing on the proposed Plan of Services was held before the City Council of the City of Murfreesboro, Tennessee, on May 5, 2016, pursuant to a Resolution passed and adopted by the City Council on March 3, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on April 18, 2016; and,

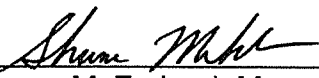
**WHEREAS**, the Plan of Services for the territory identified on the attached map as the "Area to be Annexed" establishes the scope of services to be provided and the timing of such services and satisfies the requirements of T.C.A. §6-51-102.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:**

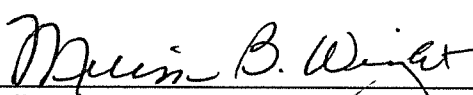
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 16-R-A-09**, the public welfare and the welfare of the City requiring it.

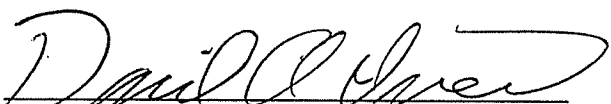
Passed: May 5, 2016

  
Shane McFarland, Mayor

ATTEST:

  
Melissa B. Wright  
City Recorder

APPROVED AS TO FORM:

  
David A. Ives  
City Attorney

SEAL



Murfreesboro  
City Limits

Area to be  
Annexed

CU

NORTHBORO CT

W THOMPSON LN

RS-15

SIEGEL RD

Siegel  
Middle  
School

Resolution 16-R-PS-09

Siegel  
High  
School

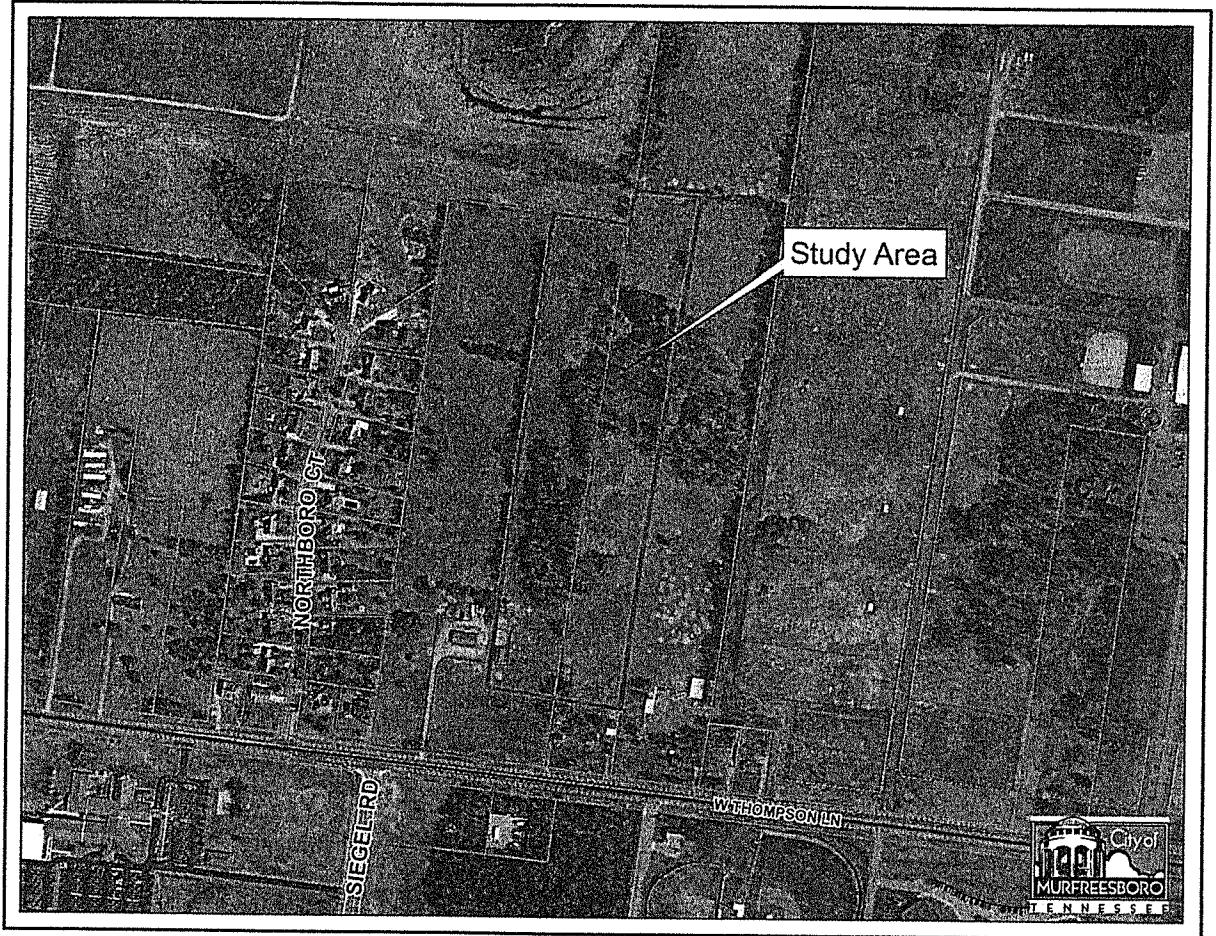


T E N N E S S E E

**ANNEXATION REPORT FOR PROPERTY LOCATED AT  
444 AND 560 WEST THOMPSON LANE  
INCLUDING PLAN OF SERVICES**



PREPARED FOR THE  
MURFREESBORO PLANNING COMMISSION  
February 3, 2016



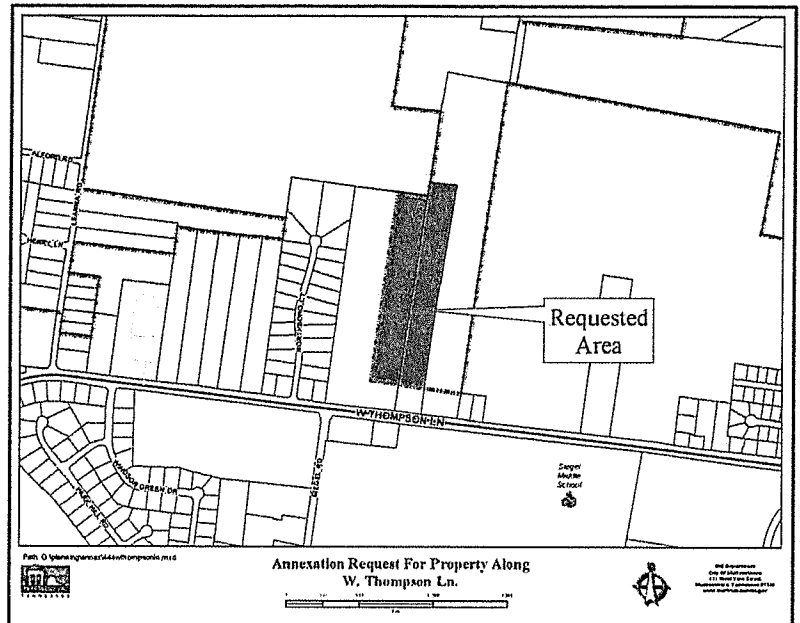
# INTRODUCTION

## OVERVIEW

The area studied in this Plan of Services includes 16.2 acres spanning across two parcels (Tax Map 58, Parcels 81 and 82) located at 444 and 560 West Thompson Lane. Portions of both parcels already lie within the City. The study area adjoins the City on the south, west, and northwest, while the areas to the east and northeast lie within the unincorporated County.

The applicant, Mr. Will Jordan representing Jordan Family General Partnership, has requested rezoning simultaneous with annexation. If approved by the City Council, both parcels would be rezoned PRD (Planned Residential Development).

The parcels are located within the City of Murfreesboro's Urban Growth Boundary.

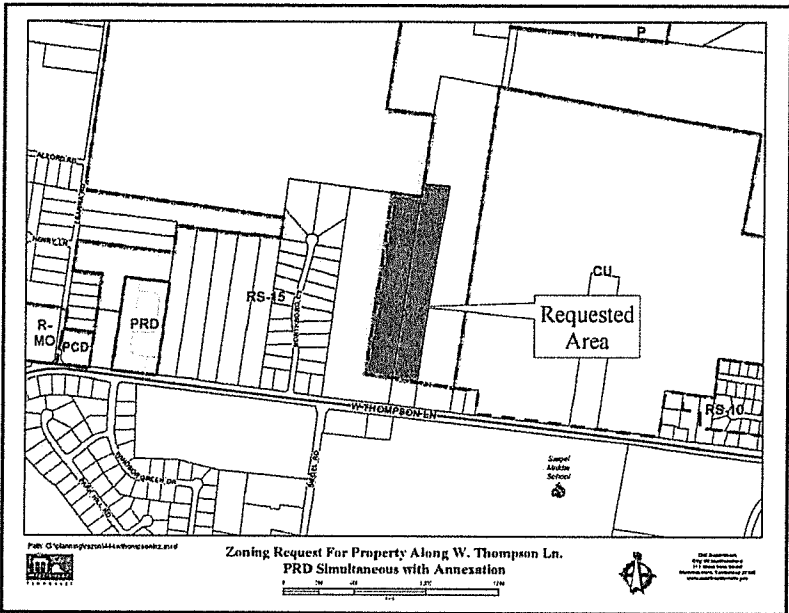


**CITY ZONING**

The applicant has requested PRD (Planned Residential Development) zoning for the study area simultaneous with annexation. The property is presently zoned RM (Residential – Medium Density) in the County.

The study area lies within two parcels, portions of which are already within the City limits and are zoned RS-15 (Single-Family Residential). The applicant’s proposed planned development would cover the entirety of both parcels.

The Northboro subdivision to the west is zoned RS-15 (Single-Family Residential). A City-owned, RS-15 zoned property known as the “Jordan Farm” lies to the northwest of the study area. The adjacent parcel to the east and northeast of the study area lies mostly within the County and is zoned RM (Residential – Medium Density). Siegel Middle School and an electric substation lie south of the study area; these parcels are zoned RS-15.

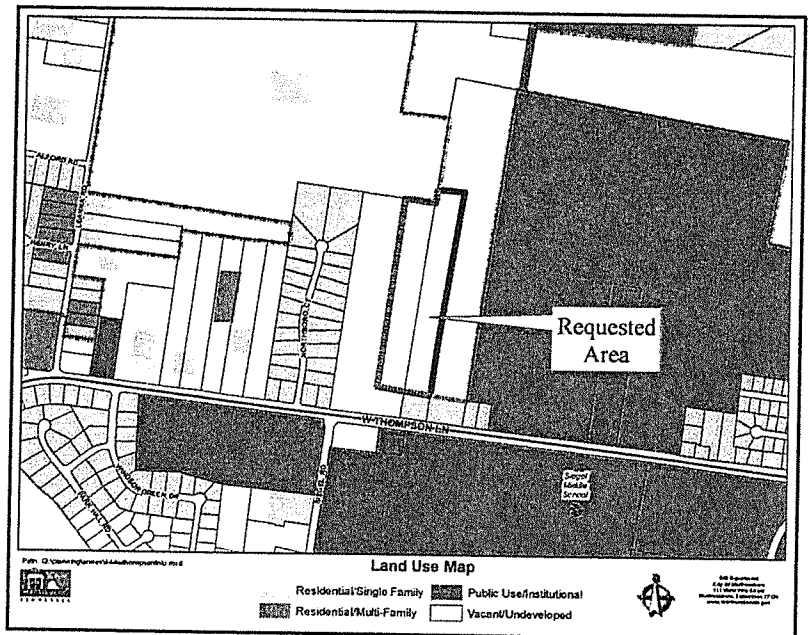


### PRESENT AND SURROUNDING LAND USE

The study area consists of portions of two parcels. The property at 560 West Thompson Lane (Parcel 82) consists of approximately 24 acres, 7.7 of which are included in the annexation request. The portion of the parcel that already lies within the City houses a horse boarding facility.

The property at 444 West Thompson Lane (Parcel 81) consists of approximately nine acres, 8.5 of which are included in the annexation request. The portion of the parcel that already lies within the City includes two single-family houses.

Properties near the study area include a mix of land uses. Northboro, a residential subdivision to the west, features lots ranging from 19,000 square feet to greater than one acre. An electric substation and Siegel Middle School are located south of the study area. The City-owned Jordan Farm property is located to the northwest. A 22.5-acre residential property is located to the east and northeast. Other major owners/occupants in the vicinity include Miller Coliseum (east of study area), Northside Baptist Church (southwest of study area), and Siegel High School (south of study area).





**TAXES AND REVENUE**

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor’s Office. The current tax rate for the City of Murfreesboro is \$1.2703/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state. (Note that the Jordan Family Real Estate property listed on the table below currently receives a greenbelt rollback assessment. The table assumes that the property will no longer qualify for the greenbelt rollback assessment upon sale and development.)

*Table I*  
*Estimated Taxes from Site*

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
John Alton Massey	7.70	\$100,900	\$0	\$25,225	\$320.43
Jordan Family Real Estate	8.50	\$66,300	\$0	\$16,575	\$210.55
Total	16.20	\$167,200	\$0	\$41,800	\$530.98

These figures are for the property in its current state.

The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2016-2017 per capita state revenue estimates for the City of Murfreesboro. (Note that the table below takes the entirety of both subject parcels into account.)

**Table II**  
**Per Capita State Revenue Estimates**

General Fund	Per Capita Amount
State Sales Tax	\$70.00
State Beer Tax	\$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$2.05
Gross Receipts (TVA in-lieu taxes)	\$11.00
Total General Revenue Per Capita	\$83.55
State Street Aid Funds	Per Capita Amount
Gasoline and Motor Fuel Taxes	\$25.91
Total Per Capita (General and State Street Aid Funds)	\$109.46
Total State-Shared Revenues (based on full build-out at 2.58 persons per dwelling unit with requested density of 178 units)	\$50,268

The per capita state revenue estimates apply only to new residents and will only be available after a certified census takes place. Adding the state-shared revenue projections to the property tax revenue projections equals annual tax revenues of \$50,268.

## **PLAN OF SERVICES**

### **POLICE PROTECTION**

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #6.

### **ELECTRIC SERVICE**

The property is located within Murfreesboro Electric Department's (MED) service boundary. MED has facilities and capacity in place to serve the proposed development. The electrical infrastructure installed to serve the proposed development will be required to adhere to MED standards.

### **STREET LIGHTING**

According to MED, street lighting will be installed on the property if any future development on the property includes public streets.

### **STREETS AND ACCESS**

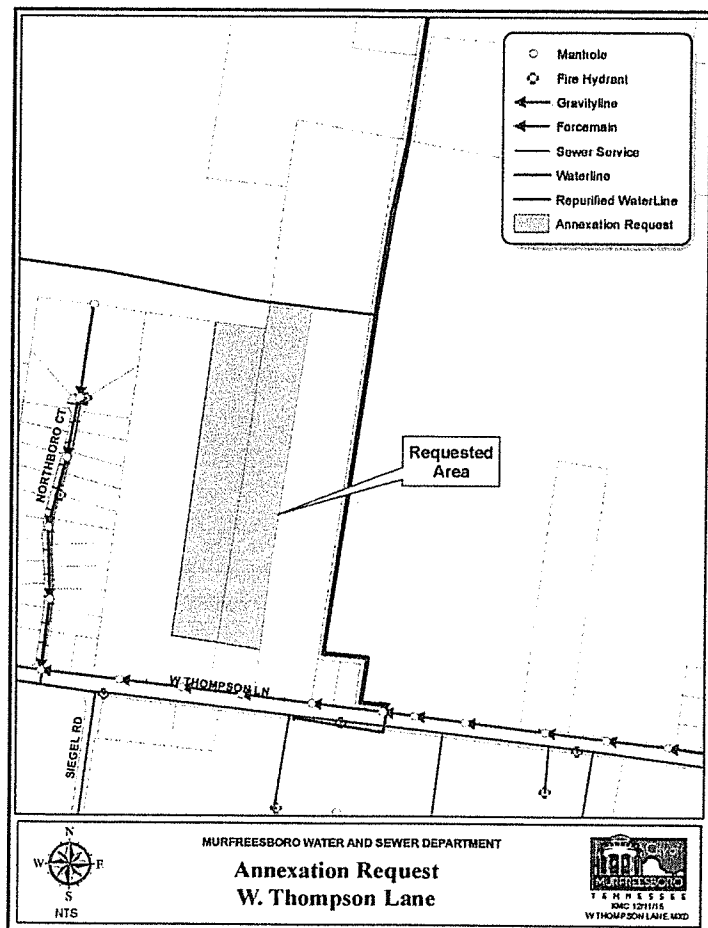
The two parcels that include the study area currently have access to West Thompson Lane, which is both a major arterial and a state route. The City's Major Thoroughfare Plan indicates that West Thompson Lane should be upgraded to a five-lane roadway with curb and gutter. Design plans are currently under development. The developer should anticipate dedicating right-of-way and easements and participating in street improvements on West Thompson Lane as a requirement of property development. Any new roads associated with development of the property must adhere to the City's Standard Street Specifications. The developer must be particularly attentive to potential traffic impacts and alignment conflicts, particularly near Siegel Road and the driveway serving Siegel High School.

## WATER SERVICE

The study area lies within the Murfreesboro Water and Sewer Department (MWSD) service area. A 20-inch water main running along the southern side of West Thompson Lane is adequate for providing domestic water service and maintaining proper fire flows for any future development. The developer is responsible for extending water service to the subject property; doing so will require a bore under West Thompson Lane to the proposed development. Any new water line development must be done in accordance with MWSD's development policies and procedures. The blue lines on the adjacent map represent existing water lines.

## REPURIFIED WATER SERVICE

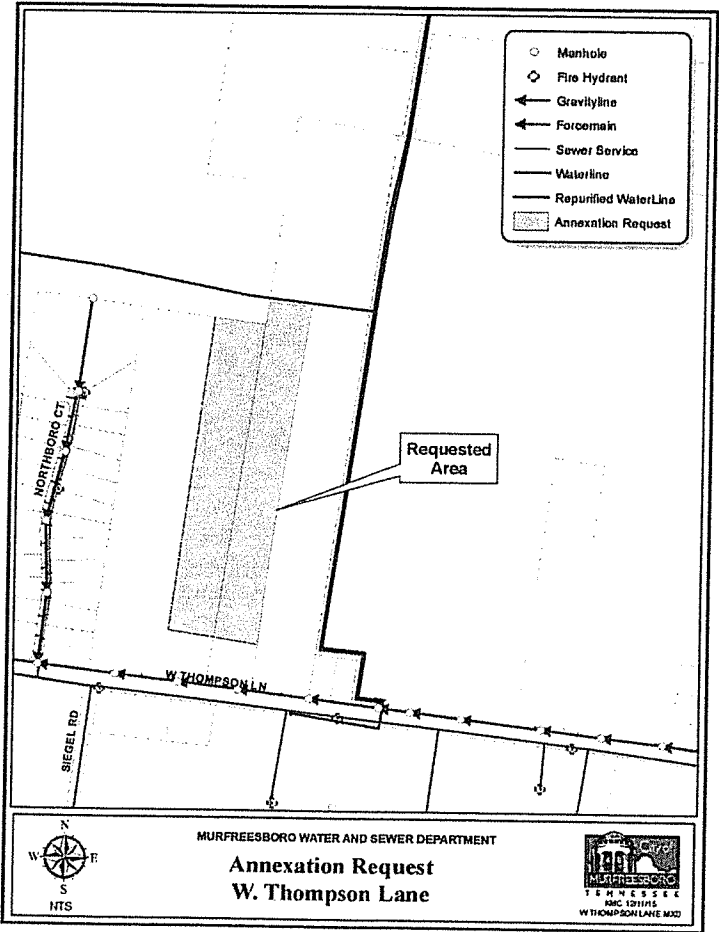
Repurified water is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." An existing 24-inch water main is available to serve the study area if desired. Any new repurified water development must be done in accordance with MWSD's development policies and procedures. The purple lines on the adjacent map represent existing repurified water lines.



**SANITARY SEWER SERVICE**

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." The property will be served by an existing 18-inch sanitary sewer main located within the right-of-way along West Thompson Lane. The developer's design engineer shall be responsible for verifying which portions of the property can be served by gravity and which portions require grinder pumps. These findings shall be reported to MWSD as soon as possible. Only single-family properties can be served by individual grinder pumps. All sewer main improvements and easements needed to serve the subject properties are to be installed and acquired respectively by the developer in accordance with MWSD's development policies and procedures.

The red lines on the adjacent map represent existing sewer lines.

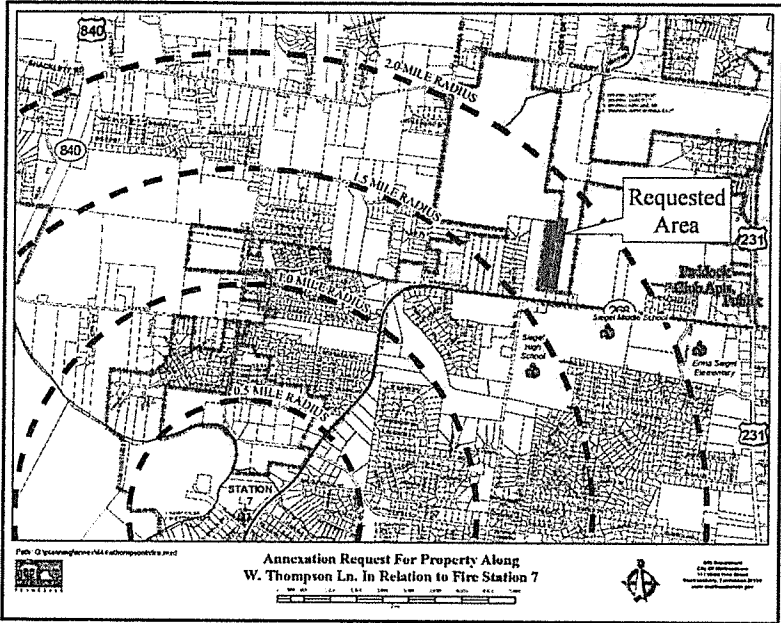


**FIRE AND EMERGENCY SERVICE**

The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water and Sewer Department policies and procedures. Current guidelines recommend fire hydrants be more than 500 feet apart.

An existing 20-inch Murfreesboro Water and Sewer Department water line along West Thompson Lane is able to provide adequate fire flows and fire protection on the subject property. The closest fire station to the subject tract is Fire Station #7, located at 2715 North Thompson Lane, 1.8 miles from the study area. Additionally, Station #6, located at 2302 Memorial Boulevard, is 2.5 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection.

The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



### **SOLID WASTE COLLECTION**

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. The initial day of service will be Friday. In its current state, no additional equipment or manpower will be needed to serve the study area.

### **BUILDING AND CODES**

The property will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected.

### **RECREATION**

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports.

These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

### **CITY SCHOOLS**

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area will be within the Erma Siegel Elementary school zone.

### **GEOGRAPHIC INFORMATION SYSTEMS**

The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.



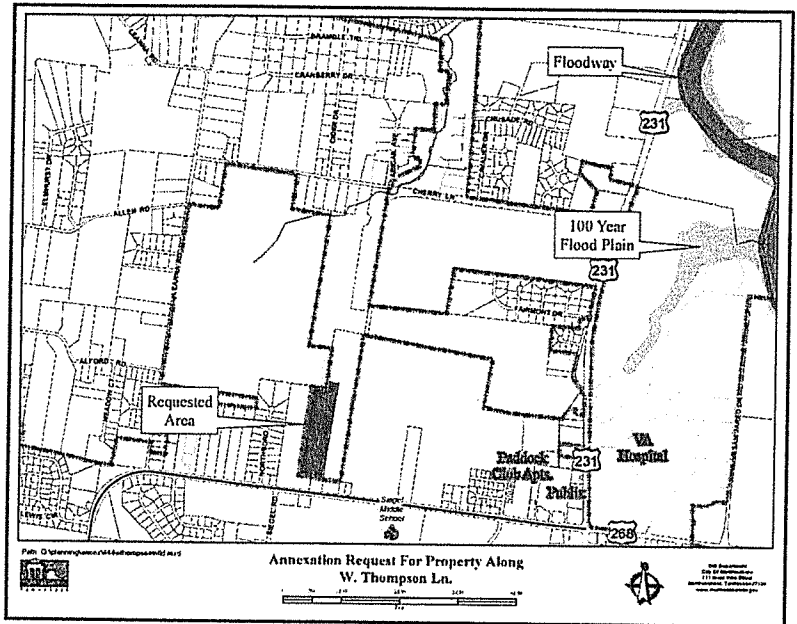
## PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City's development regulations.

## FLOODWAY

The study area is not located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.



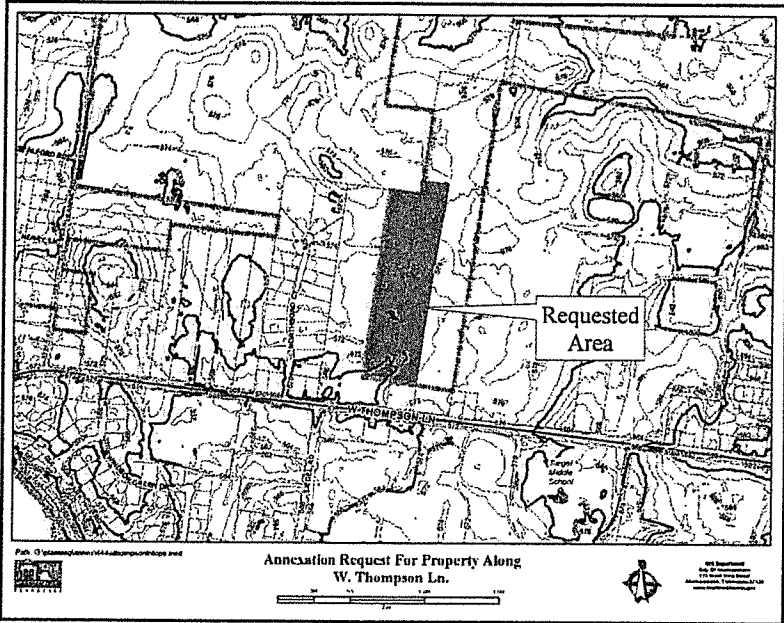
**DRAINAGE**

Upon annexation, stormwater management services provided by the City will be available to the study area. A review of the topographic map for the study area shows that the property drains poorly to internal closed depressions and generally southward to the right-of-way of West Thompson Lane. Historical aerial photography indicates several areas of ponded water following rain events, and the overland drainage route to West Thompson Lane is poorly developed. Future development plans should address the existing drainage conditions as well as the Hooper Bottoms Master Plan.

Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed PRD zoning, this property has the potential to generate \$2,500 in Stormwater Utility Fees annually upon full development.

New development on the property must meet City of Murfreesboro Stormwater Quality requirements.

The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



#### **ANNEXATION FOLLOW-UP**

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to Public Chapter 1101 passed by the Tennessee Legislature, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.